



**CITY OF BOULDER**  
**Planning and Development Services**

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**RENTAL UNIT SAMPLE LEASE DISCLOSURE LETTER**

**This is an important notice for tenants. Please read it carefully.**

Every person who rents or leases a dwelling unit within the city limits of Boulder, Colorado must be provided with information in accordance with the provisions of Boulder Revised Code, Section 12-2-4 (Ordinance 7158). Landlords are encouraged to make required disclosures at the time that lease agreements are executed in order to promote discussion of these city regulations. Landlords can, however, make required written disclosures at any time.

It is not required that you use this letter to disclose the required city regulations. Many landlords prefer to include this information in their lease. Where leases are already in force, a letter to tenants explaining the relevant ordinances will fulfill the code requirement.

**Landlords: DO NOT RETURN THE SAMPLE LEASE DISCLOSURE LETTER to the city.** If you use it, keep it with your lease documents.

**OCCUPANCY LIMITS**

A. The dwelling unit you will be renting or leasing at the address of:

\_\_\_\_\_ may be occupied by no more than \_\_\_\_\_ unrelated persons. (Occupancy information can be obtained by calling 303-441-1880)

B. Under the current lease or rental agreement, the only people permitted to occupy the dwelling unit are: \_\_\_\_\_

C. City of Boulder laws permit a renter or lease holder to have a temporary house guest. However, if any guest becomes a resident of the apartment or dwelling unit, and if this produces a violation of the legal occupancy limit, a criminal prosecution can result.

D. Violations of the occupancy laws of the City of Boulder can result in criminal prosecution and fines of up to \$2,000.00 for each day in violation.

**NOISE ORDINANCES:**

The City of Boulder has several ordinances that regulate noise. Violations of any of these ordinances can result in criminal prosecutions. The laws include:

1. **Disruption of Quiet Enjoyment of the Home, Section 5-9-5, B.R.C. 1981.** This focuses on individuals who engage in loud behavior that disrupts a neighbor who is in his or her own house.

2. **Unreasonable Noise, Section 5-9-6, B.R.C. 1981.** This is a provision which can be used when officers, standing more than 100 feet away from a noise source, hear amplified music in a residential zone after 11:00 p.m.

3. **Excessive Sound Levels, Section 5-9-3, B.R.C. 1981.** This is based upon measuring sound levels with meters. Noise must not exceed 50 dBA between 11:00 p.m. and 7:00 a.m. in a residential zone. Late at night, the ambient or background noise level in most neighborhoods is approximately 35 dBA. A sound 15 decibels greater than the background noise (50 dBA), such as a loud stereo, will wake the average person from a deep sleep.

A violation of any of these noise ordinances can result in criminal prosecution and a maximum fine of up to \$1,000 and 90 days in jail.

#### **FIREWORKS ORDINANCE:**

**Fireworks, Section 5-6-6, B.R.C. 1981.** Except for police, military and certain other personnel described in Boulder's Code, it is illegal for anyone to possess fireworks in any public or private place or to explode fireworks anywhere with the City of Boulder without first having obtained a permit.

#### **NUISANCE PARTY ORDINANCE:**

A nuisance party is a gathering at which one of a number of violations of Boulder's code provisions occurs. These include the unlawful consumption of alcohol, the unlawful provision of alcohol to minors, property damage, obstruction of traffic, or the generation of excessive noise.

A nuisance party is also any party at which an open keg of beer is located in the front yard setback, on the front porch, or in an unscreened side yard, of a property.

Any person convicted of holding a nuisance party can be criminally prosecuted and sentenced to a fine of up to \$1,000 and 90 days in jail.

#### **TRASH, WEED & SNOW REMOVAL ORDINANCES:**

**Trash Contract Required, Section 6-3-3(b), B.R.C. 1981.** Every owner, manager, or operator of rental property is required to maintain a valid contract with a commercial trash hauler for the weekly removal of accumulated trash. You should understand the manner in which trash and recycling are to be dealt with at your rental unit.

**Growth or Accumulation of Weeds Prohibited, Section 6-2-3, B.R.C. 1981.** It is a violation to allow weeds to grow to a height greater than twelve (12) inches.

**Duty to Keep Sidewalks Clear of Snow, Section 8-2-13, B.R.C. 1981.**

Occupants of residential units, along with property managers, are responsible to keep public sidewalks and walkways abutting their residential premises clear of snow.

**PARKING ON (OR BLOCKING) SIDEWALK:**

**Parking on a Sidewalk Prohibited, Section 7-6-13(a)(1), B.R.C. 1981.** No vehicle may be stopped or parked on a sidewalk or within a sidewalk area. This prohibits parking in a driveway in a manner that blocks a sidewalk.

**INTEREST DUE ON SECURITY DEPOSITS:**

**Interest Rates on Security Deposits, Sections BRC 12-2-2 and 12-2-7, B.R.C. 1981.** Interest must be paid to tenants on any security deposit for residential leases.

**I have read and understand these disclosures and potential consequences including that if I violate these city regulations, my tenancy can be terminated and I can be subject to eviction.** This is to be signed by every tenant, other than minor children living with a supervising parent or other custodian.

Tenant Signature	Date
Tenant Signature	Date
Tenant Signature	Date
Tenant Signature	Date
Tenant Signature	Date
Tenant Signature	Date